

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2007-0078 The Woods At Southwest Pkwy **PC Date:** July 10, 2007**ADDRESS:** 5513 Southwest Parkway **AREA:** 4.997 acres**OWNER/APPLICANT:** Southwest Parkway Partners (Kent Smith)**AGENT:** Alice Glasco Consulting (Alice Glasco)**ZONING FROM:** DR**ZONING TO:** GO-CO**STAFF RECOMMENDATION:**

Staff recommends approval of General Office-Conditional Overlay (GO-CO) combining district zoning. The conditional overlay would limit the development to no more than 2000 daily vehicle trips.

**PLANNING COMMISSION RECOMMENDATION:**

**July 10, 2007:** APPROVED GO-MU-CO ZONING; BY CONSENT.  
[J.REDDY, T.ATKINS 2<sup>ND</sup>] (8-0)

**DEPARTMENT COMMENTS:**

This site is an roughly 5 acre undeveloped site on Southwest Parkway. Undeveloped tracts to the east and west have recently been granted LO-CO and GO-CO. (cases C14-06-0103, and C14-06-0229).

The project will comply with SOS ordinance regulations.

Staff supports the request for rezoning to GO-CO.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Undeveloped
<i>North</i>	MF-2 and DR	Apartments and Undeveloped
<i>South</i>	LR-CO and GO-CO	Undeveloped
<i>East</i>	LR-CO and GO-CO	Undeveloped
<i>West</i>	GO-CO	Undeveloped

**AREA STUDY:** The property is within the East Oak Hill Neighborhood Planning Area. The draft future land use map calls for office use on the site.

**TIA:** Not required**WATERSHED:** Barton Creek (Barton Springs Zone)

**DESIRED DEVELOPMENT ZONE:** No **CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** Yes – Low Intensity Zone

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- Oak Hill Association of Neighborhoods
- Oak Hill Association of Neighborhoods (78735)
- Oak Hill Association of Neighborhoods (78736)
- Oak Hill Association of Neighborhoods (78737)
- Oak Hill Association of Neighborhoods (78738)
- Oak Hill Association of Neighborhoods (78739)
- Oak Hill Association of Neighborhoods (78749)
- Save Barton Creek Association
- Barton Springs Coalition
- Edwards Aquifer / Barton Springs Conservation District
- Save our Springs Alliance

**SCHOOLS: (AISD)**

Oak Hill Elementary School   Small Middle School                      Austin High School

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Southwest Parkway	160'	120'	Six Lane Divided Major Arterial

**CITY COUNCIL DATE:**

**ACTION:**

August 23, 2007

**ORDINANCE READINGS:**

1<sup>st</sup>

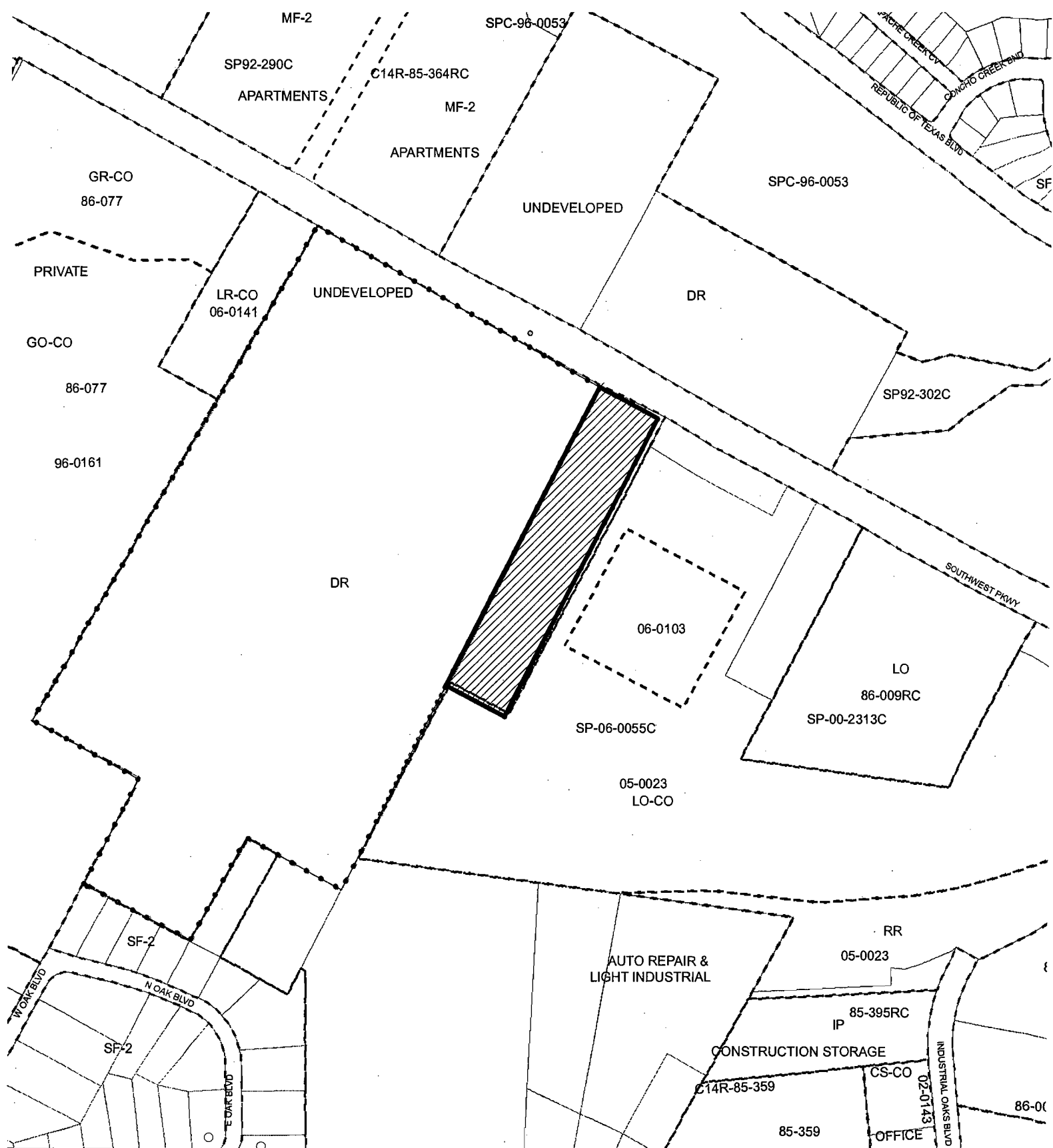
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: [robert.heil@ci.austin.tx.us](mailto:robert.heil@ci.austin.tx.us)

**PHONE:** 974-2330



# ZONING



Subject Tract

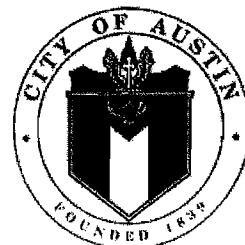


Zoning Boundary



Pending Cases

**ZONING CASE#: C14-2007-0078**  
**ADDRESS: 5513 SOUTHWEST PKWY**  
**SUBJECT AREA: 4.997 ACRES**  
**GRID: D20**  
**MANAGER: R. HEIL**



1" = 400'

OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**C14-2007-0078**  
**5513 Southwest Parkway**  
**From DR to GO**

## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of General Office-Conditional Overlay (GO-CO) combining district zoning. The conditional overlay would limit the development to no more than 2000 daily vehicle trips.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General Office (GO) is the designation for an office or commercial use that serves community and city-wide needs. The proposed zoning is consistent with the purposes of these districts.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Undeveloped tracts to the east and west have recently been granted LO-CO and GO-CO. (cases C14-06-0103, and C14-06-0229).

## **EXISTING CONDITIONS**

This site is an roughly 5 acre undeveloped site on Southwest Parkway. It lies within the Barton Creek watershed, and development intensity will limited by the watershed regulations.

### **Site Plan**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

### **Hill Country Roadway**

The site is located within 1,000 feet of Southwest Parkway and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of Southwest Parkway. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	0.2
15-25%	0.08
25-35%	0.04

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along Southwest Parkway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height 28 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

NAME	ROW	PAVEMENT	CLASSIFICATION
Southwest Parkway	160'	120'	Six Lane Divided Major Arterial

### **Environmental**

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the recharge zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture

volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once he landowner makes an application for a City of Austin water and wastewater utility tap permit.